

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 5-I-20-UR                      **Related File Number:**  
**Application Filed:** 3/30/2020              **Date of Revision:**  
**Applicant:** CHRISTOPHER BUSH

## PROPERTY INFORMATION

**General Location:** North side of Westland Dr., east of Westland Bay Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 153 D A 020                      **Jurisdiction:** County  
**Size of Tract:** 0.3 acres  
**Accessibility:** Access is via Westland Drive, a minor arterial with 21' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Construction of detached garage with apartment above                      **Density:** 6.6 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area of Westland Drive is developed with single family houses on a mix of small and large lots.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 10101 Westland Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for a garage apartment that is approximately 700 square feet, subject to 2 conditions.

Staff Recomm. (Full): 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider. 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RA District, and the other criteria for approval of a use on review.

Comments: This proposal is for an accessory structure that includes a detached garage and a 560 sqft "garage apartment" on the second level. There is also a 143 sqft office/storage area on the ground floor behind the garage. Garage apartments are defined as "a dwelling unit erected above a private garage". The structure will be located at the end of the existing driveway. There is an existing accessory structure in this location that will be removed. The combined lot coverage of all the structures is approximately 17.7 percent and the RA zone allows a maximum lot coverage of 30 percent. The structure is approximately 18' tall, measured to the bottom of the ceiling joists as allowed by the RA zone district, and meets the required 8' side setback and 10' rear setback.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

- 1. The proposed garage apartment will have minimal impact on local services since utilities are available to serve this site.
- 2. The property has direct access to Westland Drive and should not have a significant impact on this road. The property does have a turnaround so vehicles are not required to back into the street.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

- 1. The proposed garage apartment meets the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed garage apartment is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The Southwest County Sector Plan designates this property for low density residential (LDR) uses. The RA zone allows consideration of a garage apartment on lots with a minimum area of 12,000 sqft if served by sanitary sewer.
- 2. The site is located within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action: APPROVE the request for a garage apartment that is approximately 700 square feet, subject to 2 conditions.

Date of Approval: 5/14/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**